Headquarters U.S. Air Force

Integrity - Service - Excellence

Projects on the Horizon & Current Initiatives

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Air Force Real Property Agency

U.S. AIR FORCE

Projects Under Consideration

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- Hill AFB, UT - West Side Development Technology Park (3)
- Kirtland AFB, NM - Technology Park (2)
- Park City, UT – Silver Mountain Development
- Hanscom AFB, MA - Technology Park
- Tinker AFB, OK – Office Building/Childcare Facility
- Robbins AFB, GA – Office Building
- Wright-Patterson AFB, TX – Medical MRI/Hyperbaric Chamber (2)
- Air Combat Command - Radar Sites (4)
- Patrick AFB, FL – Off-Base Parcels (2)
- Lackland AFB, TX – Medical Facility Utility/Support Facility (2)
- Tyndall AFB, FL – Off Base Parcel/Support Facility (2)
- Andersen AFB , Guam – Off-Base Parcels (2)

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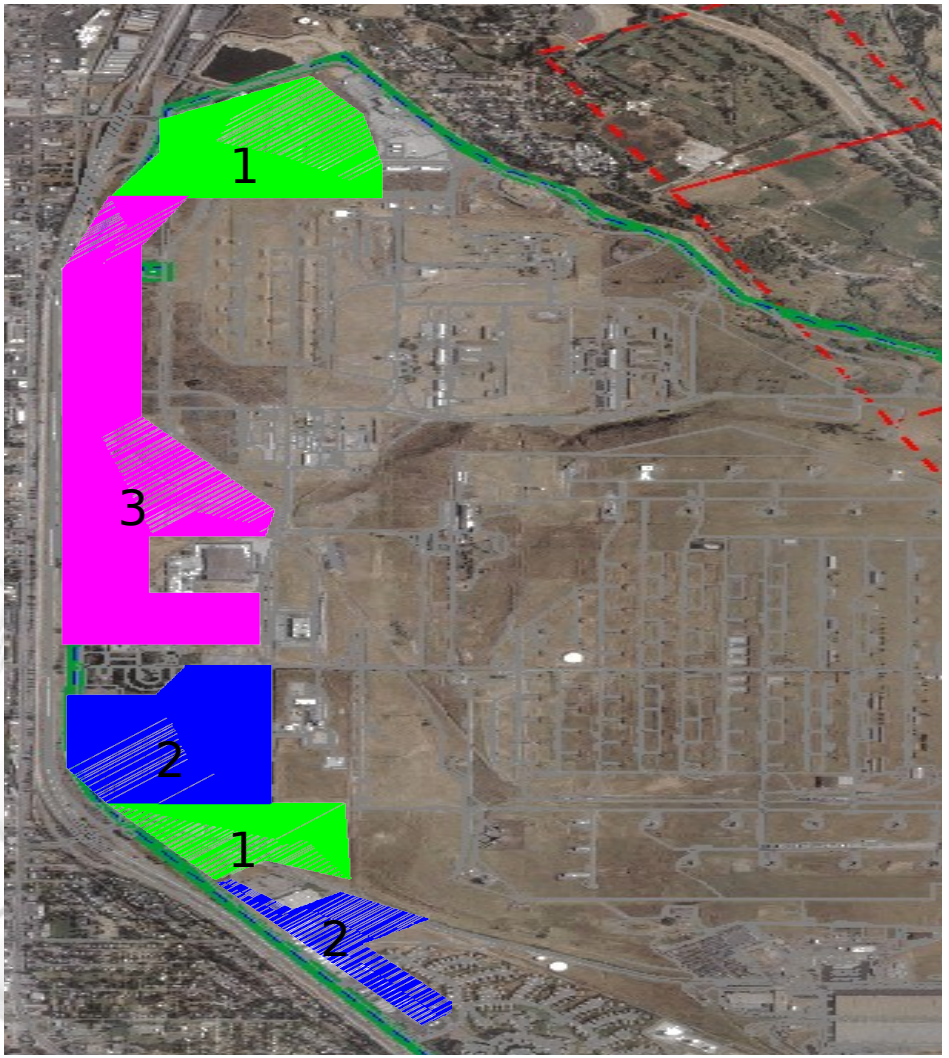
Administrative Space
Hill AFB, UT

- **Phase 1**
  - 130 acres
  - Within 1-7 years
  - Admin/retail
- **Phase 2**
  - 140 acres
  - Within 7-20 years
  - Admin
- **Phase 3**
  - 330 acres
  - Within 15-25 years
  - Admin/ light industrial

NOTE: DATA ON FOLLOWING CONCEPT SLIDES NOTIONAL. EXACT WEST SIDE DEVELOPMENT LOCATION DEPENDENT ON F-22 MILCON.



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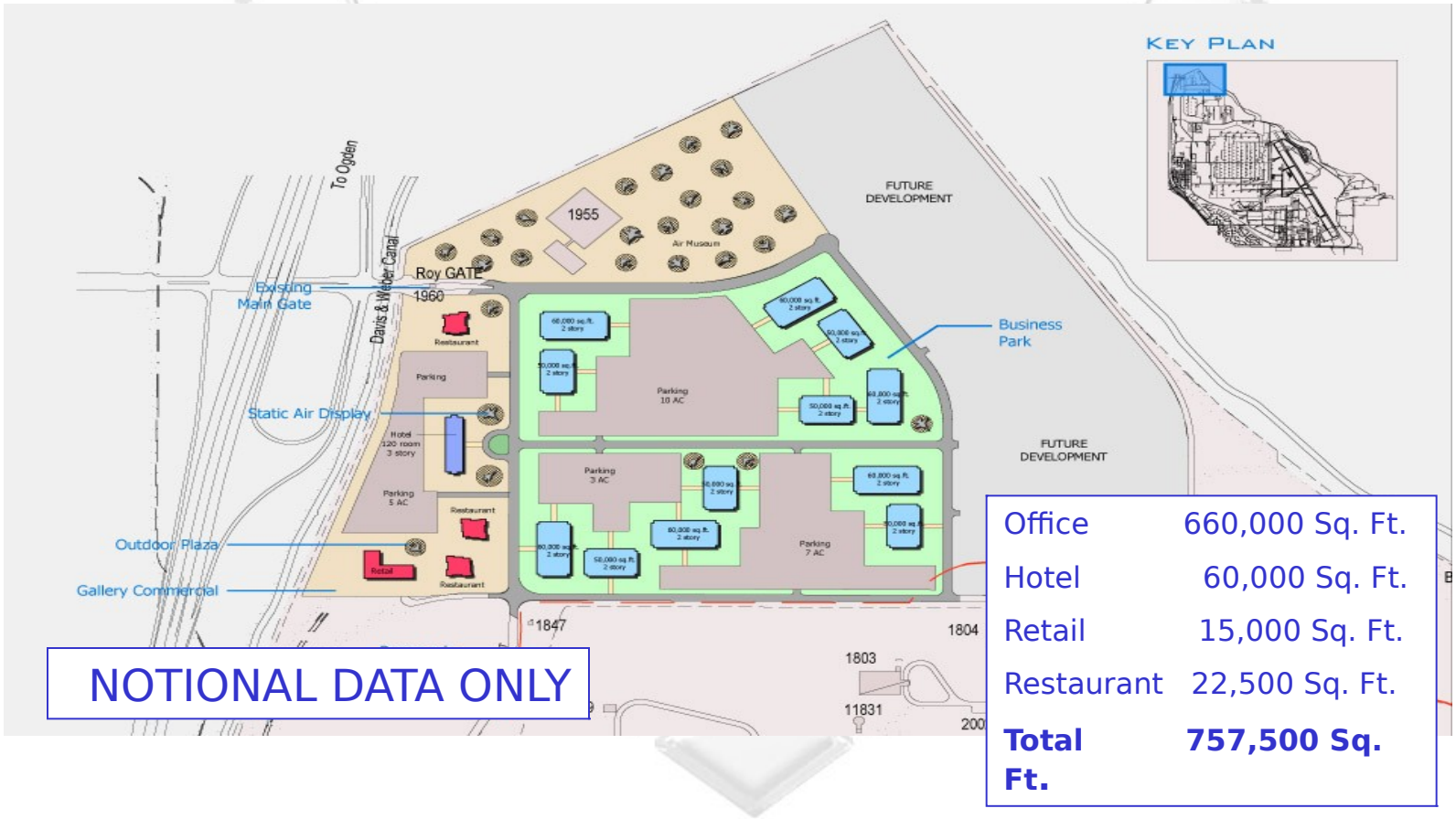
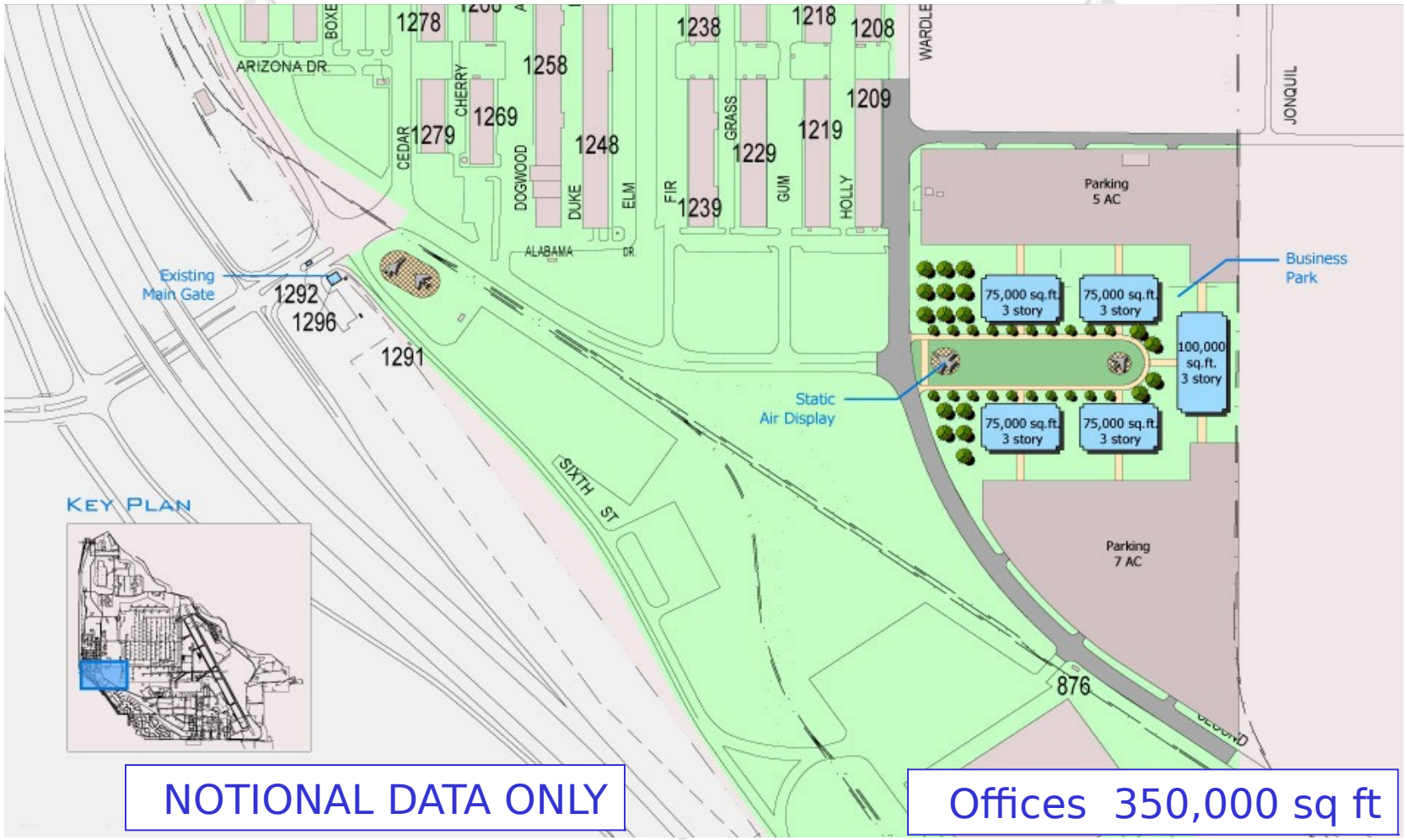
Hill AFB WSD EUL Concept
Phase 1—North



Office	660,000 Sq. Ft.
Hotel	60,000 Sq. Ft.
Retail	15,000 Sq. Ft.
Restaurant	22,500 Sq. Ft.
Total Ft.	**757,500 Sq.**

Hill AFB WSD EUL Concept
Phase 1A—South (S&M Complex only)



Hill AFB WSD EUL Concept
Phase 1—South

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NOTIONAL DATA ONLY

Office 875,000 Sq. Ft.

Hotel 63,000 Sq. Ft.

Retail 15,000 Sq. Ft.

Restaurant 22,500 Sq. Ft.

Total 975,500 Sq. Ft.

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Desired End State!!!

WEST SIDE DEVELOPMENT

U.S. AIR FORCE

Hill AFB, UT
West Side Development

- **Proposal:** The West Side Development area lies on the west side of Hill Air Force Base adjacent to Interstate 15. It extends from the ICBM Propellant Analysis Complex on the north end to the Defense Reutilization and Marketing Office near the south end. The ground lease and management and development agreements between the Utah State University Research Foundation, a 501(c)(3) corporation (USURF) and the Air Force will create a unique land use relationship where the Air Force and the surrounding community can develop a compatible business and technology park that better enables execution of the Air Force mission while supporting and enhancing local community goals. Hill AFB has an immediate need for administrative space currently in antiquated (WWII era) facilities with commensurate high O&M costs. The proposed solution is an outgrant of 600 acres in a phased approach for development. The first phase will include a 350K square foot Space and Missile complex for ICBM program management for use by both government employees and contractors.
- **Status:** AFMC is in the process of preparing a business case analysis to be briefed to the Executive Steering Group (ESG) in December requesting concept approval.

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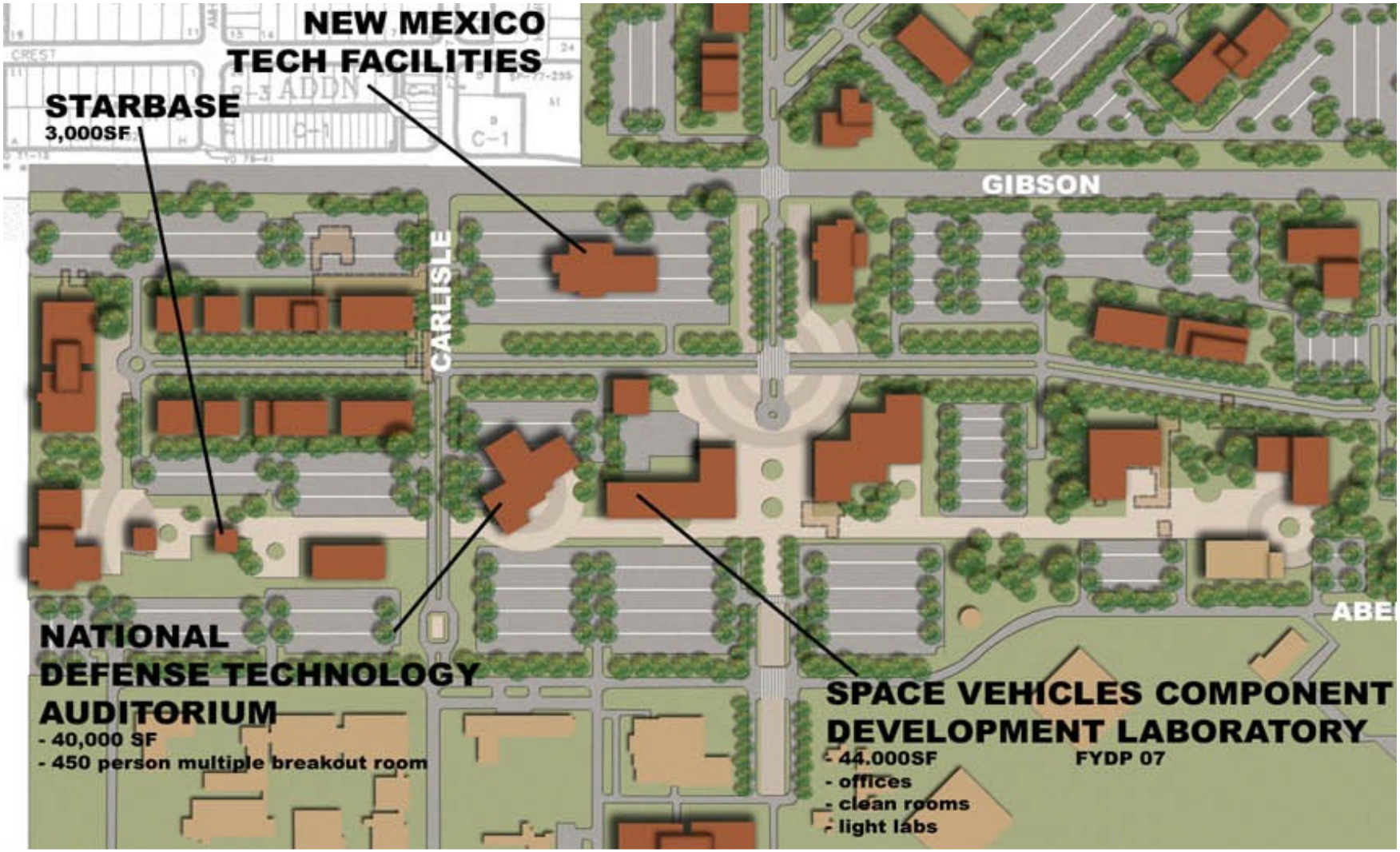
Technology Park
Kirtland AFB, NM



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Kirtland AFB, NM
Technology Park

- **Proposal:** The project proposes to lease an 8-acre site of vacant land on Kirtland AFB to the New Mexico Institute of Mining and Technology for construction of the New Mexico Tech Research & Development Facility (NMTR&DF), a 20,000 to 100,000 square-foot, campus-style educational complex. The NMTR&DF will accommodate from 50 to 250 personnel. This project represents the initial construction in the overall development of the 300-acre Kirtland Technology Park (KTP), which is projected to occur in four phases.
- **Status:** Concept approved by SAF/IEI, September 21, 2004. Lease signed by NMT on 19 August 2005. The lease is currently being staffed for coordination with an anticipated signing in November 2005. Additionally, the Air Force Research Laboratory is currently preparing the necessary documents for the Phase II project concept briefing paper/briefing and Concept Feasibility to be briefed to the ESG this winter. Once the concept is approved, the Business Case Analysis will be performed leading to source selection in early 2006. The Project Development Team is currently being formed with participants from AFRL, Kirtland AFB, AFMC and AFRPA.

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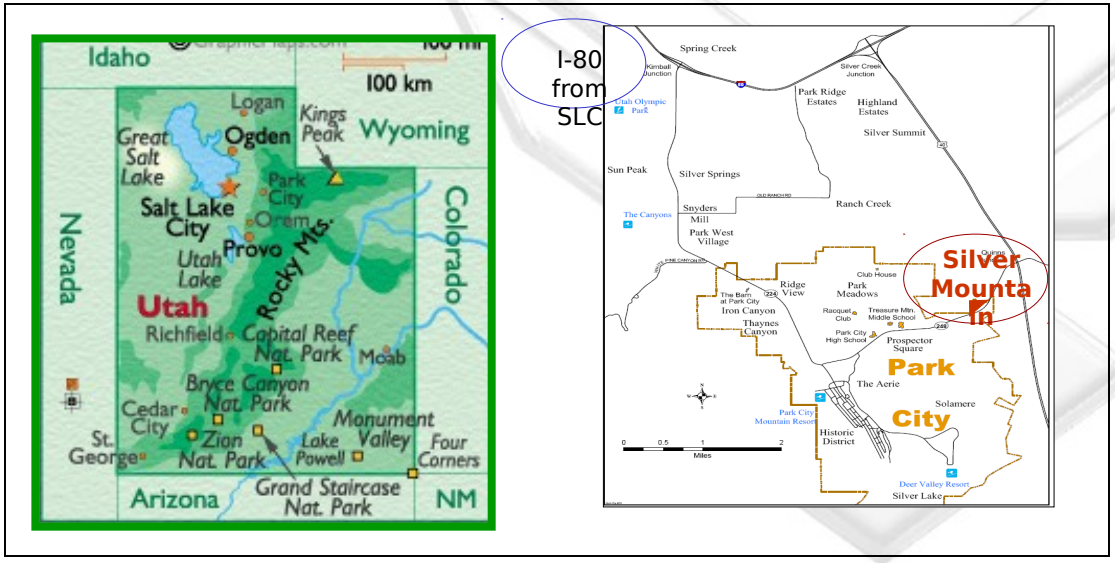
Silver Mountain Site

Park City, UT



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Park City, UT

- **Proposal:** The Park City project proposes the development of a 26-acre site known as Silver Mountain. The project incorporates the use of Air Force land, coupled with private finance, development, and management of a facility to offer active duty and retired military persons and DoD civilian employees a year-round recreational opportunity.
- **Status:** Package is being prepared by AFMC for concept approval.

Hanscom AFB, MA
Technology Park

- **Proposal:** The Massachusetts Defense Technology Initiative has proposed a concept plan which calls for construction of 1.25M SF of multi-story R&D/office space at Hanscom AFB. If modified, the Plan could be structured as an enhanced use lease. The plan was proposed by Senator Kennedy and Governor Romney in an effort to BRAC-proof the installation. The plan was briefed to the SAF and SAF/IEI, in September 2004.
- **Status:** Under AFMC study and consideration.

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Tinker AFB, OK

- **Proposal:** The proposed Enhanced Use Lease at Tinker AFB proposes to provide approximately 20 acres of land for construction of a 200,000 square foot office building and childcare center. The proposed facility would free up office space for mission requirements that is currently being occupied by contractors and provide relief for the current demand for childcare.
- **Status:** AFMC is developing concept plan for consideration and preparing for the Business Case Analysis if the Concept Feasibility Study is approved by the ESG.

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Robins AFB, GA

- **Proposal:** The 78th CEG/CC and the local business community have expressed an interest in utilizing the EUL concept to develop office space at the installation.
- **Status:** AFMC is in process of developing a Concept Feasibility Study.

Wright Patterson AFB, OH
Medical Center

- **Proposal:** The 88th Medical Group offers two proposals, the first for an EUL for the Magnetic Resonance Imaging (MRI) unit and another for a multi-place hyperbaric chamber and wound care area.
- **Status:** AFMC is in process of developing Concept Feasibility Studies.

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ACC Over the Horizon
Backscatter Radar Sites

- **Proposal:** The OTH-B Radar sites consist of 5,918-acres in four separate sites located in Maine, California and Oregon. The Air Force concept plan is to enter into a Lease with an energy systems group and/or power producer for the production of renewable alternative energy. Consideration for this lease will include cash in the form of a percentage of the Lessee's profits from the sale of electricity.
- **Status:** Concept approved by SAF/IEI, October 20, 2004. Preparing to enter the Acquisition phase.

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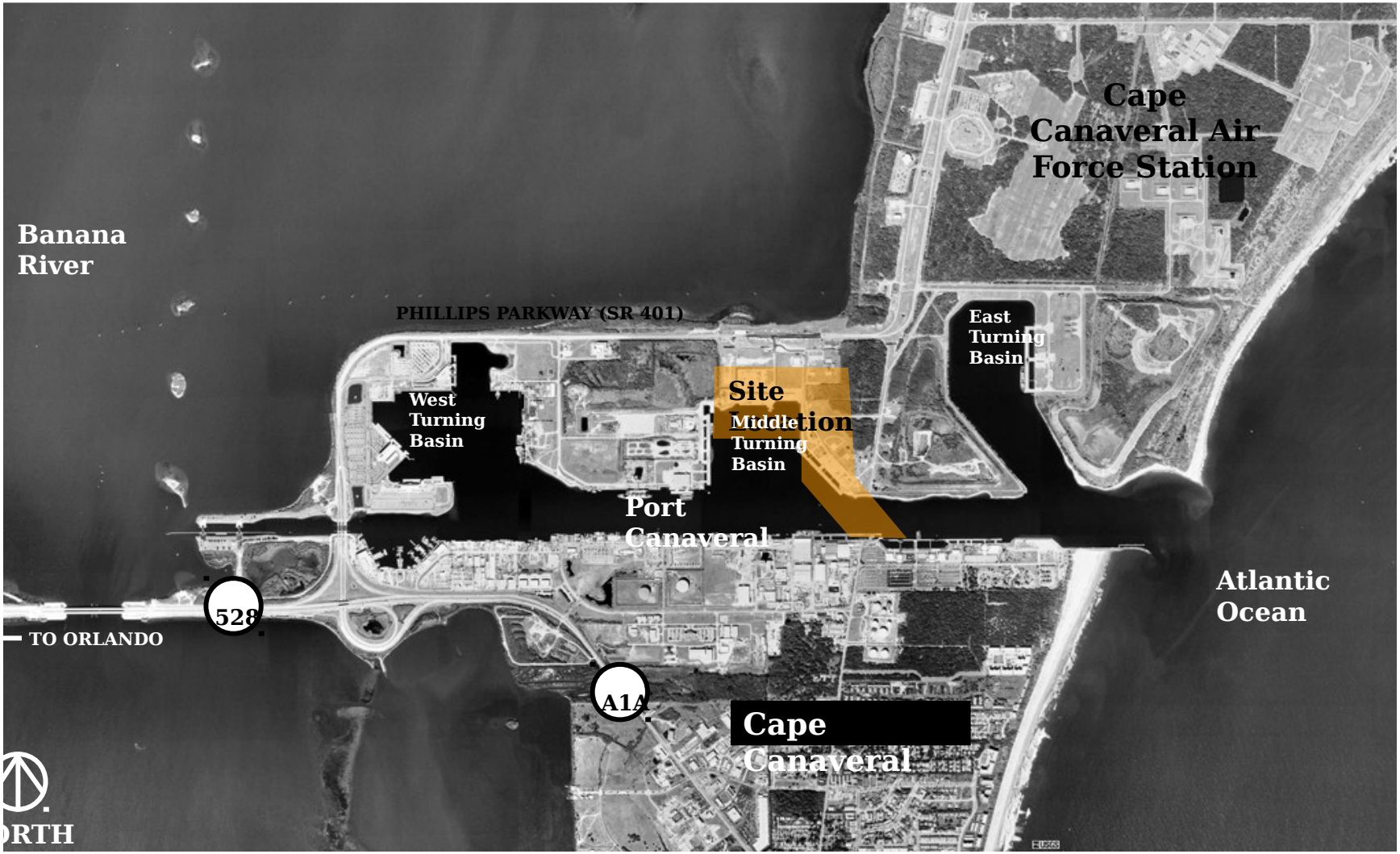
Off-Base Parcels
Patrick AFB, FL



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Cape Canaveral AFS

Administration Complex

Estimated Cost: $21M
SF 50,000 SF Air Force Building
50,000 SF Navy Building

100,000

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Patrick AFB, FL

- **Purpose:** The 45th Space Wing proposes to enter into an Enhanced Use Lease (EUL) with a winning developer for the purpose of leasing properties located at the Malabar Transmitter Annex Tracking Annex and a deep-water port at the entrance of Cape Canaveral Air Force Station (CCAFS). This endeavor will maximize the value of Air Force real property and help to bridge the gap between available funding and fiscal year requirements.
- **Status:** The Concept Feasibility Study for the Cape Canaveral port was briefed to Executive Steering Group on 15 June 2005 with the final concept approval briefing to include the business case analysis to be briefed to the ESG in November 2005. The Malabar Transmitter Tracking Annex Concept Feasibility Study is under development.

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Lackland AFB, TX

- **Proposal:** The 37 TRW is in the process of conducting a feasibility study on the lease of property to a private developer to construct and operate a hotel-type facility to support Basic Military Training graduations in return for an undetermined “in-kind” consideration. Additionally, the 59th Medical Group at Wilford Hall is proposing a potential EUL involving an underutilized utility.
- **Status:** AETC is in process of developing Concept Feasibility Studies.

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Tyndall AFB, FL

- **Proposal:** The 325 FW is considering 2 EULs. The first is development of land at Lynn Haven Fuel Depot and second, development of a hotel/conference center near their golf course.
- **Status:** AETC is in process of developing Concept Feasibility Studies.

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Andersen AFB, Guam

- **Proposal:** PACAF/CE has nominated two parcels of land on an installation known as Andersen Petroleum Products Annex No. 2 in Tumon, Guam. Parcel 1, also known as Tumon Tank Farm, is a 24-acre site containing no structures and is situated along Guam Route 1, a major highway. Parcel 2, also known as Australian Cable housing area, is a 3-acre site containing 6 abandoned housing structures also situated along Guam Route 1.

- **Status:** PACAF entering Project Identification Phase I.

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